

Unit B2, 8-9 Hoxton Square, Shoreditch, London, N1 6NU

TO LET

Restaurant

420 sq ft / 39 sq m

£30,000 per annum Premium of
£25,000

Ground floor restaurant and terrace within a period building facing the park on Hoxton Square



- Assignment of a new 15 year lease from January 2024
- Attractive terrace at the front overlooking the square
- Licensed to 11.00 p.m.
- Fully fitted kitchen including gas cooker, dishwasher, fryer and stainless steel worktops
- Wood floors
- High ceilings
- Good natural light via glazed, bi folding doors

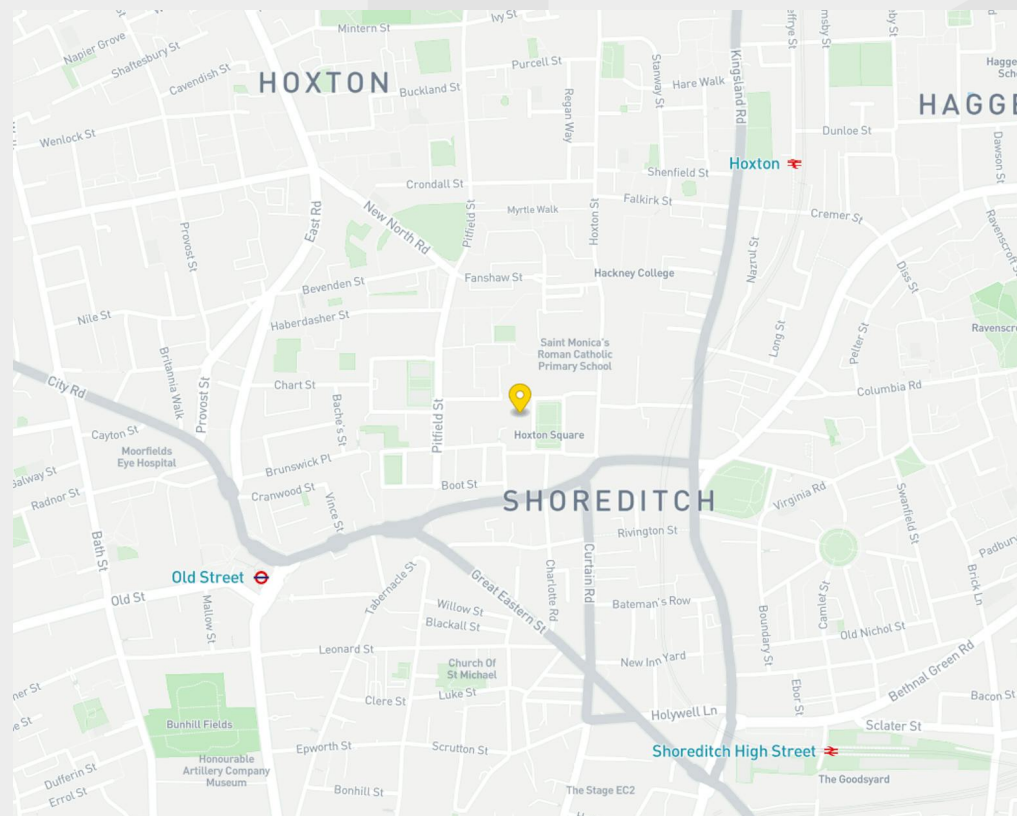


Description

A ground floor restaurant and terrace of a period terraced mixed use building facing the park on Hoxton Square. The restaurant is tastefully finished with real wood floors, brick walls and attractive serving bar.

Location

The building is located on the West side of the vibrant Hoxton Square, just to the north of Old Street. Hoxton Square is thought to be one of the oldest garden squares in London. The square sits to the north of the Shoreditch Triangle and plays host to creative and tech offices and fashion showrooms, along with several eateries and bars as well as a church, a primary school, residential apartments and period houses.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Ground	420	39	£30,000.00 per annum	n/a	£3,304 /annum	£33,304	Available

Tenure

Assignment

Premium of £25,000

EPC

C

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

[View on Website](#)

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